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Building Committee Minutes 11-20-2001

APPROVED

TOWN OF ARLINGTON

MINUTES

PERMANENT TOWN BUILDING COMMITTEE

TUESDAY, NOVEMBER 20, 2001

PRESENT: John Cole, Chairman Thomas Caccavaro

William Shea, Vice Chairman Kathleen Donovan

Richard Bento Martin Thrope

ABSENT: Philip Farrington Charles Stretton
 Robert Juusola

PARTICIPANTS: David Kale, Arlington Public Schools
 Dick Madonia, Project Manager
 Stefan Chaires, DRA

CALL TO ORDER: 7:30 p.m.

PEIRCE UPDATE – D. MADONIA/S. CHAIRES

- Mr. Madonia reported construction progress.

- In response to the review items (Comeau & Kelly) that were issued several weeks ago, Mr. Chaires said there were a number of items that could result in credits or extra costs depending on the direction of the committee.

o Most technical changes will result in extra costs.

On a **MOTION** by Ms. Donovan and seconded by Mr. Bento, it was **VOTED** to **approve the invoice dated November 9, 2001, for additional services for Edvance in the amount of \$610.00.** ROLL CALL VOTE: Unanimous (Mr. Shea not present for vote.)

- There were two schemes on the park redesign (one with 2 basketball courts and one with 1½ courts). The plan with 1½ courts was heavily favored. The architect will meet with the Park & Recreation Commission on December 11th to review the revised plan. Ms. Donovan will contact Leslie Mayer and Principal Flaherty to invite the school community and neighbors to the meeting.

- The Comeau & Kelly review of the Peirce plans and specifications was discussed at length. The issues that the committee considered to be potential changes were reviewed.

- The budget contingency will set aside \$20,000 for fire department issues. Mr. Thrope noted that the budget is a minus of \$25,000 (which does not include the set aside for the fire).

- Mr. Shea sent the architect a letter with information from Ascentech (regarding recommendations for unit ventilator equipment) asking that he obtain a response from his heating consultant. Mr. Chaires was not sure, however, what options were available at this point as the unit ventilators were already submitted and approved in late August or early September and are ready to be shipped. Mr. Shea stressed the importance of having rooftop ventilators that do not generate noise above the standard level (NC35). After some discussion, it was decided to ask Mr. Chaires to have Doug Sturz of Ascentech measure the noise of the unit. Also, Mr. Shea will check out the unit at the Bishop (which is operating within the standard noise levels) to see what it is.

- Direct electrical power to the task lights (lighting under sinks and cabinets in classrooms) was never specified. If task lights are not necessary (the custodian at the Brackett says theirs are not used), they may be eliminated. Mr. Chaires will find out how much extra cost would be associated with coordinating the electrical work for the task lights before a decision is made.

Construction Schedule

- Castagna Construction has submitted a letter on the construction schedule and on the incentive payments. The outline of their proposal indicated a savings gain from the deletion of the security detail after a certain period of time. The intention was that the balance could then be set aside as a potential incentive payment to make up for lost time on the schedule. Before the committee agrees to the proposal, Mr. Cole asked Castagna to incorporate some key dates into the schedule. Mr. Madonia commented on certain aspects of the contractor's proposal that he felt were lacking. The committee will meet on December 18th to continue the discussion on the building schedule.

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RESCHEDULED MEETING

The PTBC will meet on December 11th at 7 p.m. in the Superintendent of Schools office *instead* of December 4th.

AFFIRMATIVE ACTION

The Chairman was in receipt of a letter from Caryn Cove on behalf of the Affirmative Action Advisory Committee. After receiving a report that there were zero number of minority and women laborers on the construction job through October, the Affirmative Action Committee asked for the committee's support to see that the general contractor lives up to the contractual agreement on hiring for minorities. Mr. Madonia will bring the letter to the next job meeting.

HARDY SCHOOL

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Pay Application No. 3 from Your Space Landscaping for the Hardy School in the amount of \$46,455.00** (which still leaves a balance to finish the job plus retainage of \$95,000). ROLL CALL VOTE: Unanimous

There were also several ICON invoices for construction administration basic services (total fee \$1,101.48) and for the extended services fee (total \$2,713.50). At this point in the meeting, the committee made the decision to move into Executive Session.

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **move into Executive Session to discuss matters relating to the Hardy School project that may involve possible future litigation and then move out of Executive Session for the purpose of reentering public session to continue more committee business.** ROLL CALL VOTE: Unanimous

MINUTES

EXECUTIVE SESSION

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HARDY SCHOOL NOISE ISSUE

A letter was issued by Mr. O'Dwyer dated October 31 which stated his position that the general contractor owed the town for the closing of the holes in the roof (openings for the rooftop ventilators were made too large). The general contractor (Bonfatti), however, did not agree. Bonfatti has put forth their position in a letter dated November 9th. The Chairman referred the letters to Town Counsel and asked that he proceed with arbitration in the matter.

On a **MOTION** made and seconded, it was VOTED to **move out of Executive Session and back into public session.** ROLL CALL VOTE: Unanimous

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HARDY SCHOOL (cont'd.)

- The two ICON invoices were tabled.
- The Chairman will forward a draft of names for the Hardy commemorative plaque to Richard O'Dwyer for production.

FINAL BUSINESS

- Handouts from the Massachusetts Green Schools were distributed to the committee.
- The committee is currently waiting for a decision from the School Committee as to the classroom numbers for the future Thompson and Stratton School projects. Mr. Thrope is currently working on developing a formula as related to the numbers of these last three schools in order to assist the School Committee in its decision.

ADJOURNMENT

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Marie Carroll